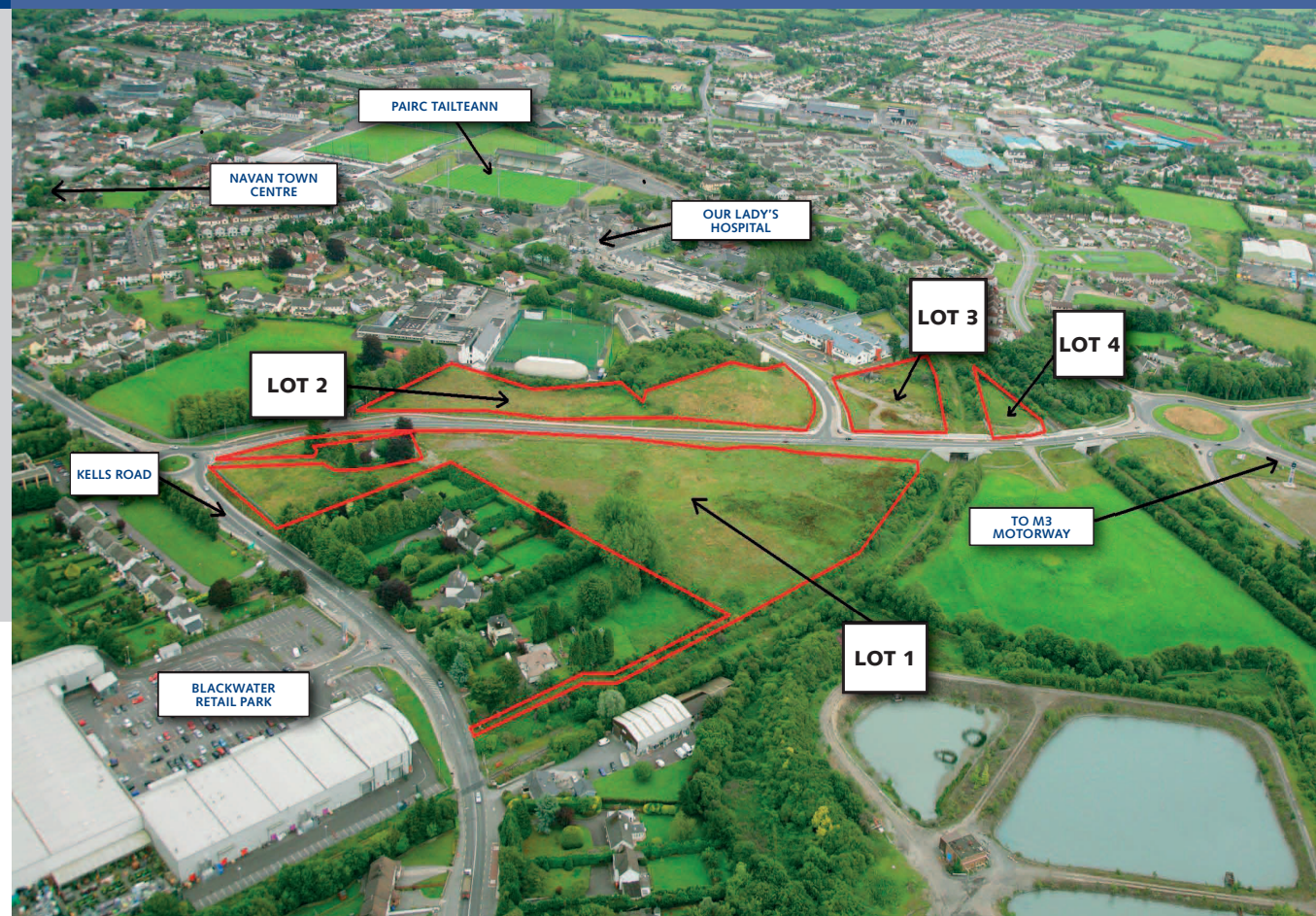


# Development Lands of approx. 5.67 ha (14.03 acres) at Moathill, Navan, Co. Meath

**FOR SALE BY PRIVATE TREATY** (In one or more lots)

- High profile position fronting the N51/M3 Link Road
- For Sale in Four Lots:
  - Lot 1 - 3.31 ha. (8.19 acres)
  - Lot 2 - 1.32 ha. (3.26 acres)
  - Lot 3 - 0.76 ha. (1.88 acres)
  - Lot 4 - 0.28 ha. (0.70 acres)
- Mainly zoned "A1 – Residential"
- Suitable for a variety of uses



## LOCATION

The subject lands are located at Moathill, Navan, approximately 0.75km west of the town centre.

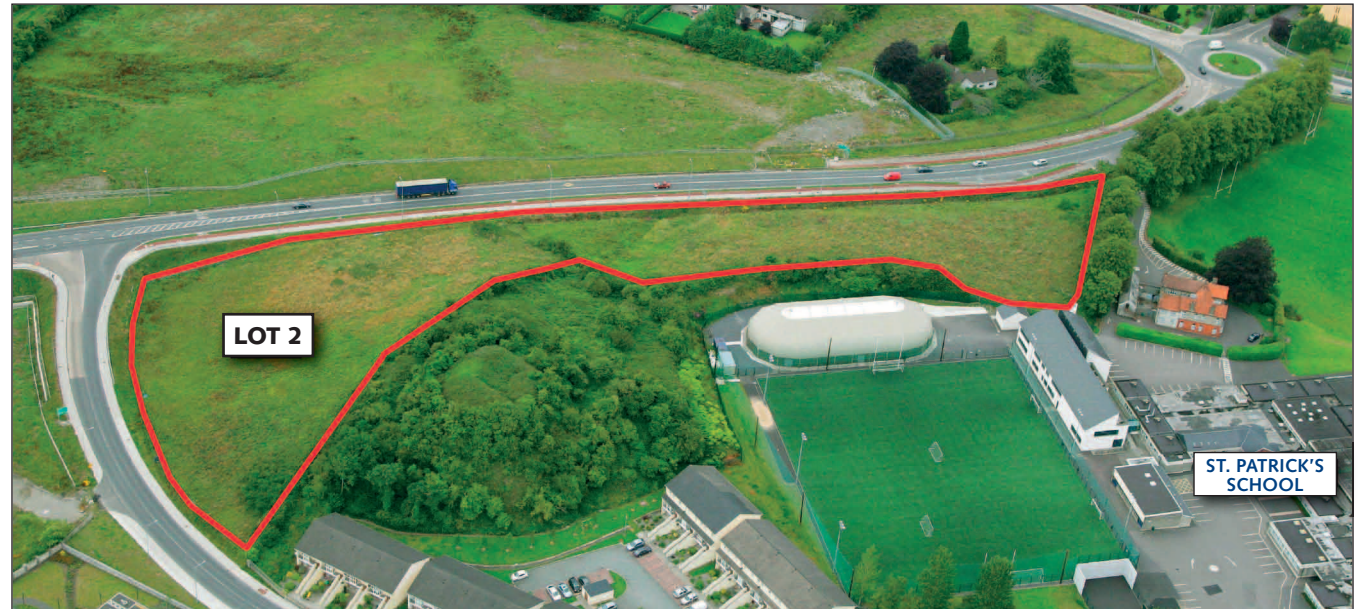
Navan, with a population of 28,197 (2011 census) is the administrative capital of Co. Meath and is a major commercial and services centre in the north east region.

Navan is now an established commuter town within the greater Dublin area but has also significant local employment with major employers in the town including Meath County Council, Tara Mines (largest zinc mine in Europe), Our Lady's Hospital, Europe Assistance (UK call / administrative centre) and a number of government bodies which have located in the town as part of the decentralisation programme, including Probation Services and Revenue Commissioners.

The town is well served by good road connections to the Dublin and to national routes via the M3 motorway which by passes the town. Navan is well-served by public transport including the local flexi-bus service and a daily bus service to Dublin and other towns in the north east.

The area is mixed use in character comprising residential, commercial, educational, health and amenity uses.

These include Navan and Blackwater retail parks which include established occupiers such as Woodies DIY, Halfords, Currys, Smyth's Toys and PC World. Our Lady's Hospital, St. Patrick's Classical School and Tara Mines are also all located in close proximity to the subject lands.



## DESCRIPTION

The lands extend to approximately 5.67 hectares (14.03 acres), laid out in four separate lots all fronting the N51 (Navan to Athboy) road. The road also links the Kells Road to the M3 Motorway.

Lot 1	3.31 ha. (8.19 acres)
Lot 2	1.32 ha. (3.26 acres)
Lot 3	0.76 ha. (1.88 acres)
Lot 4	0.28 ha. (0.70 acres)
<b>Total</b>	<b>5.67 ha (14.03 acres)</b>

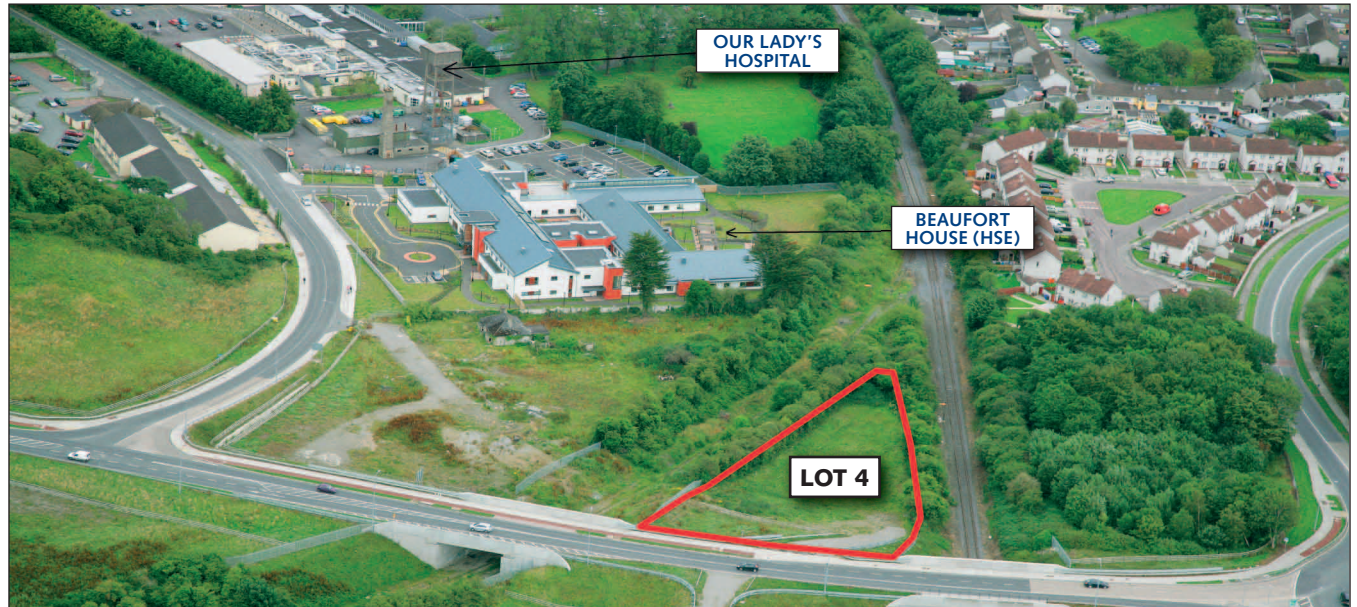
## ZONING

Lots, 1, 2 and 3 are included within an area zoned 'A1 – To protect and enhance the amenity of developed residential communities' in the Navan Town Development Plan 2009 – 2015.

Uses 'permitted in principle' include B&B, Bring Banks, Open Space, Public Services, Residential.

Uses 'open for consideration' include Adverts, Community Facility, Crèche/Childcare Facility, Cultural facility, Doctors/Dentists, Education, Guest House, Halting Site, Health Centre, Petrol Station, Residential Institution, Retirement Home, Shop Local, Sports Facilities and Veterinary Surgery.

Lot 4 is un-zoned in the Navan Town Development Plan 2009 – 2015.



## SERVICES

We understand that all mains services are available along the N51/M3 Link Road.

## DEVELOPMENT POTENTIAL

The lands, which are strategically located just 750 metres west of Navan town centre, represent a rare opportunity to acquire a high profile land bank in the Navan area.

The property is available in one or more lots and is suited to a variety of uses including residential, healthcare, education etc, subject to a grant of planning permission.

## TITLE

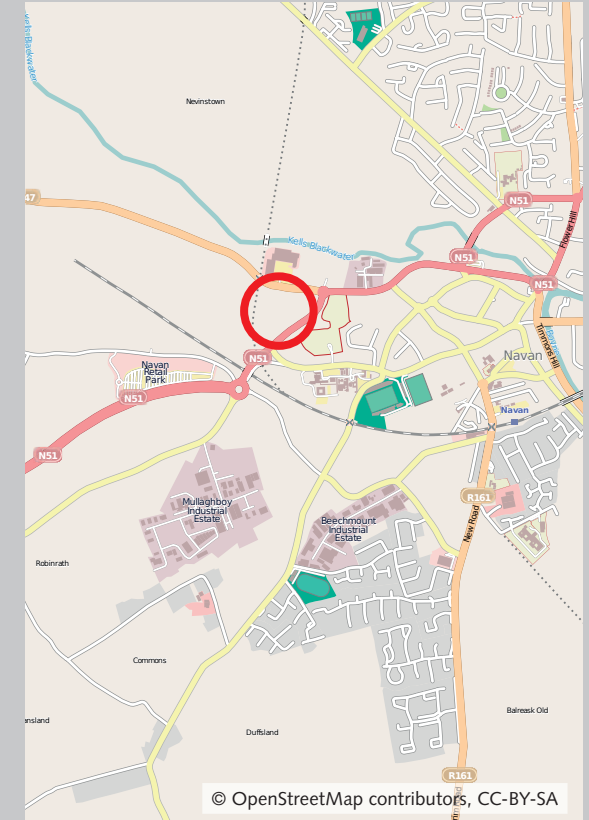
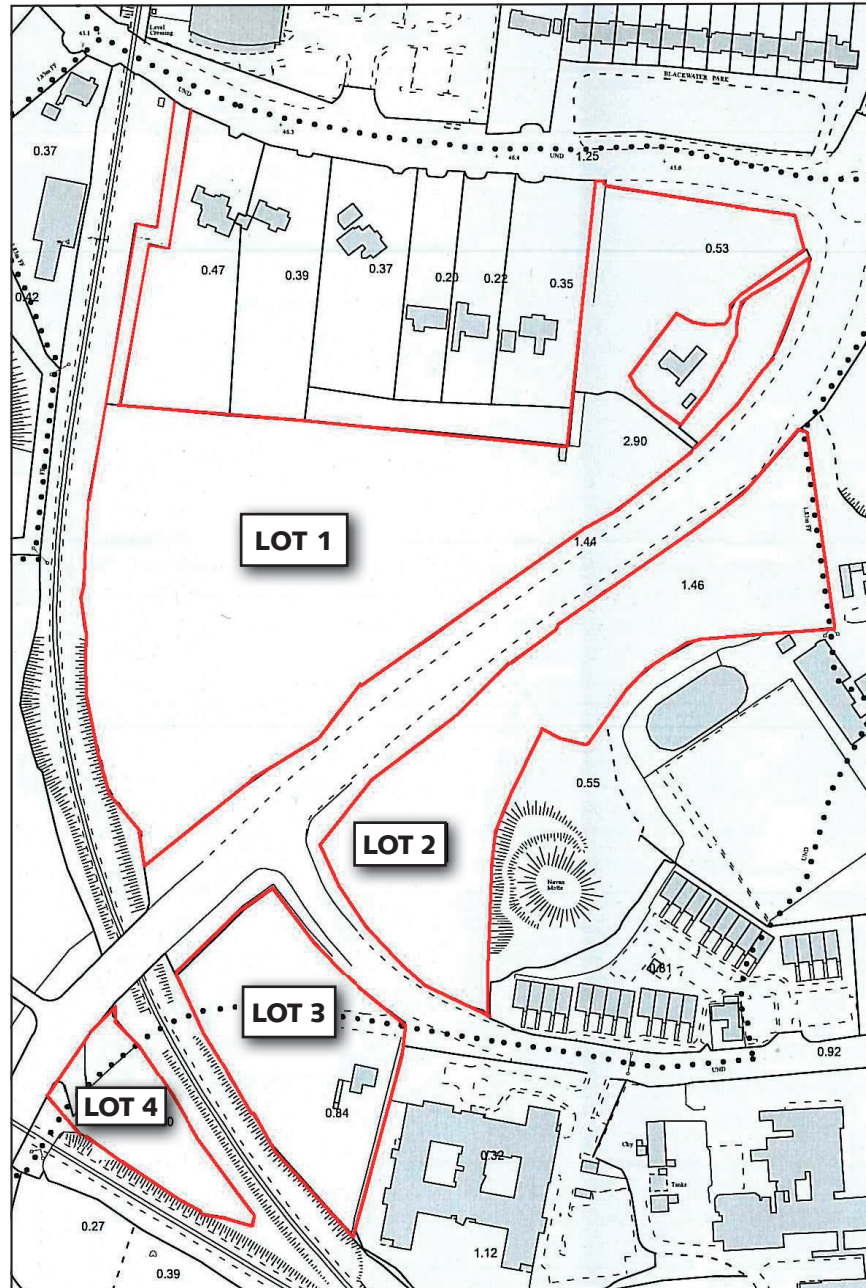
We understand the property is held freehold.

## PRICE

On application

## VIEWINGS

Strictly by appointment with the sole selling agents



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Note: The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.